



Town of Jericho
DEVELOPMENT REVIEW BOARD

67 Route 15
Jericho, VT 05465

RECEIVED & RECORDED
Nov 20, 2015 12:10P
DOCUMENT TYPE: FINDINGS OF FACT & COND
DOCUMENT NUMBER: 11007314
JESSICA R. ALEXANDER, TOWN CLERK
JERICHO, VT

Via Certified Mail

20 November 2015

Jeffrey and Merry Baker
122 Plains Road
Jericho, VT 05465

RE: 111 Plains Road, 3-Lot Subdivision

Dear Mr. and Mrs. Baker:

At a meeting of the Jericho Development Review Board held on 8 October 2015, the Board heard your request for a Minor Subdivision to subdivide a single parcel of land of ± 10.9 acres into three lots of ± 3 acres, ± 3.62 acres and ± 4.3 acres. The property is located at 111 Plains Road in the Rural Residential Zoning Districts. The Parcel Code is PL111.

After review of the application, the Board **unanimously** voted to approve your request with conditions. Listed below are the Findings of Fact and Conditions that were approved by the Development Review Board on 8 October 2015:

FINDINGS OF FACT

1. The Subdivision Plat entitled "3-Lot Subdivision Plat Showing Lands of Jeffrey and Merry Baker" dated June 22, 2015, prepared by Button Professional Land Surveyors, PC, shows the total acreage of the parcel to be subdivided as 10.89 acres.
2. The proposal will create Lot #1 (3 acres), Lot #2 (3.62 acres), and Lot #3 (4.27 acres). All three lots are newly created, each proposing a five bedroom SFD.
3. The plans show a 50-foot right-of-way over newly created Lot #1 to the benefit of newly created Lots #2 and #3.
4. The plans show ± 150 feet of road frontage on Lot #1.
5. The site plan shows a Class II Wetland and a surrounding 50' buffer zone in Lot #2 and Lot #3. A site visit was conducted on 6/2/2015 by state wetland ecologist Danielle Owczarski.
6. A Wastewater System and Potable Water Supply Permit (WW-4-4522) has been obtained from the Department of Environmental Conservation, dated 9/14/2015.

7. Documentation has been received from the Underhill Jericho Fire Department and the Mount Mansfield Modified Union School District, stating that they can provide services to the proposed new homes created by this subdivision.
8. The applicant submitted a draft copy of the proposed utility and access easements.

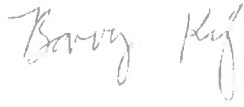
CONDITIONS

1. The subdivision shall adhere to the Subdivision Plat entitled "3-Lot Subdivision Plat Showing Lands of Jeffrey and Merry Baker" dated June 22, 2015, prepared by Button Professional Land Surveyors, PC submitted to the Development Review Board on 10/8/2015.
2. Applicants shall provide adequate stormwater retention to accommodate 10 year storm and meltwater conditions experienced during freeze thaw periods during the winter months within the project limits. Changes to the plan will be approved by the Town Engineer prior to the issuance of a Certificate of Occupancy.
3. Within 180 days of approval by the Development Review Board, a Mylar copy of the Final Plat shall be submitted for recording by the applicant, signed by the Chair of the Development Review Board and filed with the Jericho Town Clerk.
4. The reconfigured lots shall be monumented in accordance with the *Town of Jericho Land Use & Development Regulations*, Section 11.4.10.
5. The subdivision Mylar for recording shall include all easement(s), rights-of-way, and building envelopes.
6. The purchasers for Lot #1 and Lot #2 shall be shown a copy of this approval prior to any written contract of sale.
7. The applicant will obtain and abide by the conditions of all other required local and State permits.
8. The project will be constructed and subsequently operated consistent with all Findings of Fact set forth above and in any other permit obtained by the applicant for this project.
9. Substantial revisions to this plan shall require the further review and approval of the Development Review Board at a publicly warned hearing.
10. By acceptance of these conditions without appeal, the applicants confirm and agree for themselves and all successors in interest that the conditions of this decision shall run with the land and shall be binding and enforceable.

Motion by Jeff York to approve the request by Jeffrey and Merry Baker for a three lot subdivision of parent parcel PL111. Seconded by Chris West. Those in favor: Barry King, Joe Flynn, Jeff York, and Chris West. Opposed: None. Abstained: None. Motion carried 4-0. The application was approved.

In accordance with 24 V.S.A. § 4471 any person may appeal any decision of the Development Review Board to the State Environmental Court.

Sincerely,



Barry J. King, Chair
Jericho Development Review Board

cc: Jeffrey and Merry Baker, owners
Town Clerk
Zoning Administrator
Lister - Town of Jericho
Selectboard